

Mitigation Monitoring And Reporting Program

Placer County

Whisper Creek Subdivision

September 2006

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CEQA Requirements

In order to ensure compliance with the proposed revisions or mitigations during implementation of project development, as required by Section 21081.6 of the Public Resources Code, a Lead Agency must adopt a reporting or monitoring program for project revisions or required provisions intended to reduce or mitigate potential environmental effects. This Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide monitoring and reporting for mitigation measures required by the County of Placer as the Lead Agency for the Whisper Creek Subdivision, and set forth in the Final Environmental Impact Report prepared for the project.

Section 15097(d) of the CEQA Guidelines specifies that the Lead Agency may exercise discretion in approach to fulfilling the requirements for monitoring and reporting of mitigation measures. As such, the County of Placer identifies the following program as the formal MMRP for the Whisper Creek Subdivision. A copy of this report will be available to the public in the Placer County Planning Department located at 3091 County Center Drive, Auburn, California.

Placer County Mitigation Monitoring Program

In order to meet the requirements specified by Section 21080.6 of the Public Resources Code, Section 18.28.030 of the Placer County Code specifies that the County shall require mitigation measures as conditions of approval for projects requiring discretionary review. Compliance with required conditions of approval is monitored by the county through a variety of permit processes. The entitlement process is hierarchical and requires verification by county staff that conditions of approval/ mitigation measures have been implemented prior to issuance of subsequent permits or county actions. Compliance is monitored through the following entitlement processes:

- Design Review Approval;
- Improvement Plan Approval;
- Improvement Construction Inspection;
- Encroachment permit;
- Final map Recording;
- Acceptance of Subdivision Improvements as Complete;
- Building Permit; and
- Certification of Occupancy.

Monitoring and Reporting Plan

The table presented in this MMRP includes mitigation measures required as conditions of approval by the County of Placer for development of the Whisper Creek Subdivision. Implementation of these mitigation measures will be verified by county staff through subsequent

entitlements as development progresses, as required by Section 18.28.050 of the Placer County Code. The following components are included within the MMRP:

- A listing of every mitigation measure identified in the EIR requiring monitoring, and not covered by the County's standard mitigation monitoring plan;
- Identification of the individuals or organizations responsible for monitoring and/or reporting;
- Identification of the individuals or organizations responsible for verifying compliance with the required conditions;
- Identification of the phase (or date) of the permit process when each mitigation measure shall be initially implemented;
- Identification of the frequency and duration of required monitoring, if a measure requires continuous, frequent, monthly, or annual monitoring;
- Identification of the performance criteria for determining the success of the mitigation measure, if appropriate; and
- Identification of the cost, proposed funding, and budget for the reporting plan, if appropriate.

Monitoring Schedule

County staff shall be responsible for ensuring compliance with all mitigation measures applicable to the development of the Whisper Creek Subdivision, including construction monitoring. Compliance shall be documented through the preparation of reports identifying how and when compliance was achieved.

Modifications to Mitigation Measures

Proposed modifications to mitigation measures shall be submitted in writing to the County of Placer Planning Department. The planning director or other governmental authority with responsibility for verifying compliance with the MMRP shall determine if proposed modifications are minor in nature and therefore in substantial compliance with the approved plan. Proposed modifications found not to be in substantial conformance with the approved MMRP shall be subject review and approval by the approving authority. Modifications may only be approved by the County if one of the following can be made and is documented in the record:

- The mitigation measure included in the Final EIR and the MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in the condition of the environment, or other factors.

Or,

- The modified or substitute mitigation measure provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the Final EIR and the MMRP; **and**
- The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the Board of Supervisors and County Council in their decision of the Final EIR and the Proposed Project; **and**
- The modified or substitute mitigation measures are feasible, and the County, through measures included in the MMRP or other County procedures, can ensure implementation.

Supporting Documentation

All findings and any documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file and shall be made publicly accessible upon request.

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Impact	Mitigation Measure	Party Responsible for Implementation	Timeframe for Implementation	Party Responsible for Verifying Compliance
The project could result in higher density residential development than the adjoining lots on the project's eastern, western, and northern boundary.	<p>Mitigation Measure 3.1-2 This Mitigation Measure applies to Impact 3.1-2 and proposed lots 57 through 67:</p> <ul style="list-style-type: none"> • Lots 57 through 67 shall be developed with a combination of one and two story homes at a ratio of no less than one single story unit out of every four homes built. This translates into the need to build at least three single-story homes on these 11 lots. Lots 60, 61, and 64 are proposed for single story use; • A minimum 30-foot rear yard structural setback is required for the main residence of these lots, excluding separate garages and landscape structures/amenities such as pools, pool houses, trellises, decks, etc.; • A height limitation of 25 feet for single story homes is required and shall be noted in the project's code, covenants, and restrictions (CC&Rs) and development notebook. Applications for building permits shall reflect this height limitation. • A privacy screen will be constructed along the boundary of these lots and the two adjacent RS-AG-B-20 zoned lots (023-260-026 and 023-260-030) consisting of a wood fence and a 10 foot-wide landscape easement planted with fast growing evergreen trees such as California redwoods (15 gallon minimum – 10 feet on center). The privacy fence shall be installed prior to the County's acceptance of the subdivision improvements; • The construction of the privacy fence and associated evergreen screens shall be installed as part of the overall subdivision improvements on a phased basis; and • Homeowners will be notified of the Placer County Right to Farm CC & R's 	Project Applicant	Prior to issuance of Building Permits and upon final inspection.	County of Placer, Placer County Building Department

Impact	Mitigation Measure (Draft EIR Section 3.1)	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
Aesthetics	ordinance. (Draft EIR Section 3.1)		approval	
The project would substantially degrade the existing visual character or quality of the site and the surroundings.	<p>Mitigation Measure 3.3-1</p> <p>Lots bordering PFE Road shall be developed with a combination of one and two story homes at a ratio of no less than one single story unit out of every four homes built. This translates into the need to build at least three single-story homes along the northern periphery of the project (25 percent of 12 homes). Lots planned for single-story homes would be distributed among lots 31 through 38. Final lot selection is to be based upon a number of factors including new home placement and setbacks, existing home placement in the immediate vicinity and other planned non-project related features.</p> <p>In addition to placement of at least three single-story homes along the northern edge of the project, a height limitation of 25 feet for single story homes will be noted in the project's code, covenants, and restrictions (CC&Rs) and development notebook. Applications for building permits shall reflect this height limitation and be made a condition of the use permit;</p> <p>Fast growing native-appearing tree plantings shall be planted as screening along the earthen berms and slopes adjacent to PFE Road. Suggested plantings include London plane tree and Zelkova. A Landscape Plan shall be provided for County review and approval as part of project's improvement plans.</p> <p>(Draft EIR Section 3.3)</p>	Project Applicant	Prior to issuance of Building Permits, upon final inspection.	County of Placer, Placer County Planning Department, Placer County Building Department
Creation of substantial light or glare.	<p>Mitigation Measure 3.3-2</p> <p>To minimize night light pollution, no interior street lighting of private subdivision roads will be installed except for the minimum required by ESD. County-required street lighting at intersections with PFE Road shall be reviewed and approved by the County's Development Review Committee. All required street lighting of the Whisper Creek Subdivision shall be low</p>	Project Applicant	Prior to approval of improvement plans.	County of Placer, Placer County Engineering and Surveying Department

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
Intensity and directed downward to help control light spill and glare. Street lights shall be of a type, height, and design to direct lighting downward, shielding to the greatest extent practical, light exposure beyond that needed for proper intersection lighting. (Draft EIR Section 3.3)				
Transportation and Traffic				
Construction-related traffic.	<p>Mitigation Measure 3.4-1</p> <p>Submit for review and approval, a striping and signing plan.</p> <p>Submit traffic control plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer.</p> <p>(Draft EIR Section 3.4)</p>	Project Applicant	Prior to approval of Improvement Plan.	County of Placer, Placer County Department of Public Works
Traffic/Increased Vehicle Trips.	<p>Mitigation Measure 3.4-3</p> <p>Traffic operations at the Antelope North Road intersection with PFE Road would be improved to LOS B with 19.6 seconds of delay during the a.m. peak hour and LOS C with 25.2 seconds of delay during the p.m. peak hour by signalizing the intersection. This improvement is currently included in the County Capital Improvement Program. Therefore, this improvement is currently planned for construction, which will mitigate the impact identified due to the elimination of the future connection of Don Julio Boulevard to PFE Road.</p> <p>(Draft EIR Section 3.4)</p>	County of Placer	When level of service (LOS) at intersection decreases from LOS "C" to LOS "D".	County of Placer, Placer County Department of Public Works
Air Quality				
Emissions of ROC and NOx will exceed PCAPCD	<p>Mitigation Measure 3.5-1:</p> <p>The PCAPCD has established the following construction mitigation measures</p>	Project Applicant and	During project construction.	County of Placer, Placer County Air Pollution

Impact	Mitigation Measure that shall be implemented during project construction to reduce emissions of ROG, NOx, PM ₁₀ , and other criteria pollutants to a less than significant level:	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
thresholds during grading, construction, and building of the proposed project.	1. Fugitive Dust: a) The applicant shall submit to the District and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking. b) Suspend all grading operations when fugitive dusts exceed District Rule 228 Fugitive Dust limitations. An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE) shall routinely evaluate compliance to Rule 228, Fugitive Dust. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. 2. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. 3. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours. 4. The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and on site foreman. The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing	Contractors		Control District

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure:</p> <p>http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls.</p> <ul style="list-style-type: none"> 5. No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste to energy facilities. 6. Spread soil binders on unpaved roads and employee/equipment parking areas. 7. Apply approved chemical soil stabilizers according to manufacturer's specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours). 8. Wet broom or wash streets daily if silt is carried over to adjacent public thoroughfares. 9. Traffic speeds on all unpaved surfaces shall not exceed 1.5 miles per hour. 10. Install wheel washers or wash all trucks and equipment leaving the site. 11. Suspend all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties. 12. Minimize idling time to 5 minutes. 13. Use low sulfur fuel for stationary construction equipment. 14. An operational water truck shall be onsite at all times. Apply water to control dust as needed to prevent dust impacts off site. 15. Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. 			

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	<p>16. Use low emission on site stationary equipment.</p> <p>17. Use low VOC coatings per District Rule 218 Architectural Coatings. (Draft EIR Section 3.5)</p>			
Noise	<p>Mitigation Measure 3.6-1 a,b,c</p> <p>a. Restrict hours of construction activity.</p> <p>Construction noise emanating from any construction activity for which a Building Permit or Grading Permit is required is prohibited on Sundays and federal holidays, and shall only occur: Monday through Friday, 6:00 am to 8:00 pm during daylight savings, 7:00 am to 8:00 pm during non-daylight savings, and Saturdays, 8:00 a.m. to 6:00 pm. This condition shall be noted on the Improvement Plans required for this project.</p> <p>b. Ensure Construction Equipment meets Placer County Code.</p> <p>All construction equipment shall be fitted with factory installed muffling devices and all construction equipment shall be maintained in good working order, per Placer County Code 9.36.030 (A)(7).</p> <p>c. Locate stationary construction noise sources away from noise sensitive land uses.</p> <p>(Draft EIR Section 3.6)</p>	Project Applicant and Contractors	During grading and construction activities.	County of Placer, Planning Department, Engineering and Surveying Department, and Environmental Health Services
Traffic noise impacts to project residents.	<p>Mitigation Measure 3.6-3 a,b,c</p> <p>Mitigation Measure 3.6-3a:</p> <p>Lots adjacent to PFE Road require a noise barrier to bring the exterior noise level to 60 dB Ldn. As indicated in Figure 3.6-1, the berm/barrier along the frontage of PFE Road needs to be a minimum of five and one-half feet in height for lots one through three and lot 31, six feet in height for lots 104 and 32 through 35, six and one-half feet for lots 36 and 37, and a minimum of</p>	Project Applicant (a,b) and Homeowners Association (c).	Prior to improvement plans approval and prior to Building Permit issuance (a,b), and Continuous (c).	County of Placer, Placer County Building Department and Environmental Health Services

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>eight and one-half feet in height at lot 38 to meet the 60 dB exterior noise requirement. For consistency with the Dry Creek Community Plan, the barrier should be primarily constructed as an earthen berm along the PFE Road frontage, with native and/or native appearing plant and tree landscaping figuring prominently in the project design.</p> <p>The noise attenuation barriers must wrap around project lots numbered 1 and 31 to the rear building facades, as portions of these lots, although not directly fronting on PFE, would be exposed to traffic noise that would exceed the Placer County exterior standards. A noise barrier must wrap to the rear lot lines of lots 38, 3, and 104. These required wraparound locations, heights, and lengths are shown in Figure 3.6.1.</p> <p>Mitigation Measure 3.6-3b:</p> <p>If two-story homes are proposed along PFE Road, the building plans should be reviewed by a qualified acoustical consultant to ensure that the Placer County interior noise level standards will be met. Lots along PFE Road with proposed two-story homes shall be identified on the final tentative map. Adherence to the required construction techniques to meet the noise standard shall be made part of the project's conditions of approval.</p> <p>Mitigation Measure 3.6-3c:</p> <p>The noise attenuating berms and walls shall be maintained by the subdivision Homeowners Association.</p> <p>(Draft EIR Section 3.6)</p>			

Impact	Mitigation Measure	Party Responsible for Implementation	Party Responsible for Verifying Compliance
Biological Resources Substantial adverse impacts on candidate, sensitive, or special-status species.	<p>Mitigation Measure 3.7-1 a,b,c,d,e</p> <p>Mitigation Measure 3.7-1a: Preconstruction surveys and mitigation for Swainson's hawk foraging habitat. This mitigation measure applies to impact 3.7-1.</p> <p>If project construction is proposed during the breeding season (February-August), a preconstruction survey shall be conducted by a qualified biologist in all appropriate habitat within one-quarter mile (1,300 feet) of the project area to identify active Swainson's hawk nests. The survey shall be conducted by the qualified biologist no more than 30 days prior to the onset of construction activities. If no Swainson's hawk nests are identified during the preconstruction survey or if construction activities are proposed to occur during the nonbreeding season (September-January), no further mitigation is required. However, if nests are identified and considered to be active, a buffer zone of a minimum of one-quarter mile shall be established around the active nest. Intensive new disturbance (i.e., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between March 1 and September 1. The buffer zone shall be increased to one-half mile (2,640 feet) in nesting areas away from urban development (i.e., where heavy equipment activities associated with construction is not a normal occurrence during the nesting season).</p> <p>The annual grassland habitat of the project site may provide foraging habitat for Swainson's hawk. The project creates a loss of 34.6 acres of Swainson's hawk foraging habitat (project impacts less disturbed area from previous land uses). To address the potential loss of Swainson's hawk foraging habitat, the developer will mitigate for the loss of Swainson's hawk foraging habitat through either the payment of in lieu fees in the amount of \$20,000 per acre of disturbed area, or acquire suitable foraging habitat at the ratio of 0.75:1.</p>	Project Applicant	Prior to commencement of grading or construction activities with notes included on improvement plans.

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>Mitigation Measure 3.7-1b:</p> <p>Preconstruction surveys and mitigation for western burrowing owl. This mitigation measures applies to impact 3.7-1.</p> <p>No more than 30 days prior to grading, a qualified biologist shall conduct a preconstruction survey of all potential western burrowing owl habitat within 250 feet of the project boundary and record the presence of individual western burrowing owls, sign of western burrowing owls, and all burrows that are in use by western burrowing owl.</p> <p>If the preconstruction survey does not identify any western burrowing owl activity, no further mitigation is required. However, if there are western burrowing owls nesting on site, or within 250 feet of the project boundary, the following mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> • No grading shall be allowed during the nesting season (February-August), unless otherwise approved by CDFG, within 250 feet of any nest burrow until the young have fledged and are able to exit the burrow. For occupied burrows without active nesting, nesting burrows after the young have fledged, or if development commences after the breeding season, passive relocation of the birds should be performed. Passive relocation involves installing a one-way door at the burrow entrance, which encourages the owls to move from the occupied burrow. • Prior to grading within western burrowing owl habitat unoccupied burrows shall be collapsed to prevent occupation by western burrowing owls subsequent to preconstruction surveys. • Loss of western burrowing owl foraging habitat shall be mitigated at 6.5 acres on site per pair, or at a ratio approved by CDFG for off site location. • A monitoring report of all activities associated with surveys for and passive relocation of western burrowing owls shall be submitted to 			

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	<p>CDFG no later than two weeks after the completion of grading that occurs within 250 feet of occupied nesting burrows.</p> <p>Mitigation Measure 3.7-1c:</p> <p>Preconstruction surveys and mitigation for migratory birds. This mitigation measure applies to impact 3.7-1.</p> <p>If construction activities are proposed to occur during non-breeding season (September through January), a survey is not required and no further studies are necessary. If project construction is proposed during the breeding season (February through August), a preconstruction migratory bird survey shall be conducted to identify active nests in the project area. The survey shall be conducted by a qualified biologist no more than 30 days prior to the onset of construction activities.</p> <p>If no active nests are identified during the preconstruction survey or if construction activities are proposed to occur during the non-breeding season (September through January), no further mitigation would be required. However, if nests are identified and considered to be active, construction activities shall not occur within 100 feet of the nests until the young have fledged. Trees that must be removed as a result of construction, but contain nests, shall be felled during the non-breeding season.</p> <p>Mitigation Measure 3.7-1d:</p> <p>Preconstruction surveys and mitigation for Swainson's hawk and other raptors. This mitigation measures applies to impact 3.7-1.</p> <p>If project construction is proposed during the breeding season (February through August), a preconstruction raptor survey shall be conducted to identify active nests in the project area. The survey shall be conducted by a qualified biologist no more than 30 days prior to the onset of construction activities and be conducted in all appropriate habitats within ¼-mile (1,300 feet) of the project area to identify active Swainson's hawk nests, or within 250 feet of the project site for other raptors.</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>If no active nests are identified during the preconstruction survey, for construction activities that occur after initial grading is completed and all potential nesting trees have been removed, or for those activities scheduled to occur during the non-breeding season (September through January), no further mitigation would be required. However, if Swainson's hawk nests are identified and considered to be active, a buffer zone of a minimum of ¼ mile shall be established around the active nest. Intensive new disturbances (i.e., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between March 1 and September 1. The buffer zone shall be increased to ½ mile (2,640 feet) in nesting areas away from urban development (i.e., where heavy equipment activities associated with construction is not a normal occurrence during the nesting season). For other raptors, nests identified and considered to be active within 250-feet of construction activities, will restrict construction activities within 500 feet of the nests until the young have fledged. Any trees that must be removed as a result of construction, but contain nests, shall be felled during the non-breeding season.</p> <p>Mitigation Measure 3.7-1e:</p> <p>Obtain a NPDES permit from the RWQCB, develop a SWPPP, and implement BMPs to address potential storm water impacts associated with development of the site and to protect water quality. Comply with Placer County ordinances for all grading, drainage, and construction of improvements, and comply with SWPPP requirements including the implementation and monitoring of erosion and sediment control measures during construction. This mitigation measure applies to Impact 3.7-1 and Impact 3.7-3.</p> <p>The proposed project has the potential to result in water quality and storm water impacts due to erosion and sediment movement as a result of grading and construction activities associated with development. The following mitigation measure will reduce these impacts to a less than significant level:</p> <p>The 1972 amendments to the Federal Water Pollution Control Act established</p>			

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	<p>the National Pollutant Discharge Elimination System (NPDES) permit program to control discharges of pollutants from point sources and non-point discharges to waters of the United States. The 1987 amendments to the CWA created a new section of the CWA devoted to storm water permitting (Section 402(p)). On November 16, 1990, the U.S. Environmental Protection Agency (USEPA) published final regulations that establish storm water permit application requirements. The regulations provide that discharges of storm water to waters of the United States from construction projects that encompass five or more acres of soil disturbance are effectively prohibited unless the discharge is in compliance with an NPDES Permit.</p> <p>The State of California RWQCB administers and enforces the provisions of the NPDES program. In accordance with the NPDES regulations, the RWQCB requires that any construction activities affecting/disturbing five or more must obtain coverage under the General Construction Activity Storm Water Permit (General Permit). In March of 2003, Phase II NPDES Storm Water regulations revisions took effect, which revised the General Permit to require construction projects greater than one acre in size to comply with the terms of the General Permit. Construction activities that are subject to this General Permit include clearing, grading, disturbances to the ground such as stockpiling, or excavation that result in soil disturbances of at least one acre of total land area.</p> <p>In order to obtain coverage under the State of California General Permit, a Notice of Intent (NOI) is required to be filed with the RWQCB. In conjunction with submittal of a NOI to the RWQCB, a SWPPP is required to be prepared and retained on site during construction. This SWPPP will contain pollution prevention measures (erosion and sediment control measures and measures to control non-storm water discharges and hazardous spills), demonstration of compliance with all applicable local and regional erosion and sediment control standards, identification of responsible parties, a detailed construction timeline, and a BMP monitoring and maintenance schedule. BMPs are measures and materials designed to reduce impacts from erosion and sedimentation during grading and construction activities through</p>			

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	<p>use of Best Available Technology (BAT). Appropriate erosion and sedimentation control practices will be addressed in the Erosion Control Plan for the project and will conform to all standards adopted by Placer County. A copy of the SWPPP will be kept on site and reviewed by all appropriate personnel involved with construction activities of the project, and the final Erosion Control Plan for the project will require approval from the Placer County Utilities Department Director. BMPs implemented, as part of the SWPPP should include the following procedures:</p> <ul style="list-style-type: none"> • restricting grading to the dry season; • remove the minimal amount of site vegetation - keep as much vegetation as possible around the perimeter of the site, especially above drainages; • utilizing erosion control blankets, hydroseeding, or similar practices to protect finished graded slopes from erosion; • protecting downstream storm drainage inlets from sedimentation through the use of sediment barriers and protection of storm drain inlets through the use of drop inlet sediment sacks and sand bags; • use of silt fencing and straw wattles to retain sediment on the project site; • use of temporary water conveyance and water diversion structures to eliminate runoff to the fill slopes; and • any other suitable measures outlined in an approved Erosion Control Manual. <p>The above erosion control measures implemented during the development of the proposed project site and, compliance with the NPDES regulations, including filing of a NOI with the RWQCB and preparation of a SWPPP containing appropriate BMPs will reduce significant impacts from erosion to a level less than significant.</p>			

Impact	Mitigation Measure (Draft EIR Section 3.7)	Party Responsible for Implementation	Party Responsible for Verifying Compliance
Substantial adverse impacts to oak trees, riparian habitat, or sensitive natural communities.	<p>Mitigation Measure 3.7-2 a,b,c</p> <p>Mitigation Measure 3.7-2a: Native oak tree preservation and mitigation. This mitigation measure applies to Impact 3.7-2 and Impact 3.7-5.</p> <p>The following oak tree mitigation is consistent with the Placer County Tree Ordinance.</p> <ul style="list-style-type: none"> a. Whenever practicable, direct impact to native oak trees, including removal, pruning, and soil compaction within the drip line shall be avoided. Additionally, vehicles and heavy construction equipment shall not be parked within or adjacent to the drip line of oak trees. In order to avoid encroachment into the drip line, individual oak trees or stands shall be protected by erecting a temporary construction fence around the perimeter of the drip line prior to the onset of construction, for native trees that would subject to disturbance within 50 feet of the drip line radius. b. Oak trees that are removed as a result of construction shall be replaced by planting a combination of five one-gallon, three three-gallon, and one 15-gallon oak tree for each oak tree removed, from local genetic stock, preferably from genetic stock collected on site. For each tree removed, the combination diameter of the replacement trees shall be equal to the diameter of the tree removed. All oak tree mitigation plantings will be monitored for a period of five years to ensure an 80 percent success rate is achieved. If a project site cannot support the planting of all replacement trees, the applicant may pay Placer County the current market value for each tree not planted, up to 50% of the impacted trees, and this money will be placed in the County's Tree Preservation Fund. c. An Oak Tree Preservation, Mitigation, and Monitoring Plan shall be prepared by a qualified biologist or arborist prior to the onset of construction and, along with the above listed criteria, shall include an inventory of trees to be removed and/or disturbed from construction, specific protection measures 	Project Applicant	Prior to commencement of grading and construction activities and prior to approval of improvement plans.

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
<p>for oaks during construction, replacement ratios and species, seed sources, location of replacement plantings, description of planting methods, a monitoring schedule, success criteria, and remedial measures.</p> <p>Mitigation Measure 3.7-2b:</p> <p>Minimize impacts to wetlands and jurisdictional WOUS, and provide compensatory mitigation for unavoidable impacts. Verification of the wetland delineation by the ACOE and coverage under a Nationwide Permit, Streambed Alteration Agreement and a Section 401 Water Quality Certification Consultation with CDFG to determine their jurisdiction over the on site wetland features. This mitigation measure applies to Impact 3.7-2 and Impact 3.7-3.</p> <p>Approval from the ACOE must be received prior to any fill activities or discharges within jurisdictional wetlands or WOUS. The ±1.532 acres of wetlands and jurisdictional WOUS associated with the PFE-36 acre parcel have been verified by the ACOE (2004); however, the wetland delineations for the Almond Ranch and PFE-14 acre parcels have not been verified. A preconstruction notification has been submitted to the ACOE as part of the project proponent's application for a Nationwide 39 permit (ECORP 2003b) in association with the impacts to waters of the U.S. for the PFE-36 acre parcel.</p> <p>Prior to the onset of construction activities, all potential jurisdictional waters of the U.S. associated with the project site will need to be verified by the ACOE. Although a preconstruction notification has been submitted for a Nationwide Permit 39 application, other Section 404 permits will be required for the fill activities associated with the other WOUS associated with the Almond Ranch and PFE-14 parcels. Any WOUS that would be lost or disturbed shall be replaced or rehabilitated on a “no-net-loss” basis in accordance with the ACOE’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the ACOE.</p> <p>A Section 401 Water Quality Certification, or waiver thereof, shall be</p>				

Impact	Mitigation Measure	Party Responsible for Implementation	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>obtained from the Central Valley RWQCB before a Section 404 permit becomes valid. In addition, coverage under a Streambed Alteration Agreement from CDFG will be required for those activities that will affect streambed and bank areas under CDFG jurisdiction. The applicant must submit verification of compliance with CEQA requirements (i.e. preparation of a Final EIR) to both CDFG and the RWQCB before the agencies can issue a final Lake or Streambed Alteration Agreement, or Water Quality Certification.</p> <p>Mitigation Measure 3.7-2c:</p> <p>Minimize impacts to riparian areas. This mitigation measure applies to Impact 3.7-2.</p> <p>If project construction affects the riparian vegetation along the seasonal wetland swale, and for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1602 of the California Fish and Game Code. This agreement shall require minimization measures, such as minimizing impacts to riparian vegetation, revegetation, timing of construction, erosion and sediment control, maintenance of fish passages if applicable, and specifications regarding construction materials.</p> <p>(Draft EIR Section 3.7)</p>			<p>County of Placer, Placer County Planning Department, U.S. Army Corps of Engineers, California Department of Fish and Game, Regional Water</p>
	<p>Mitigation Measure 3.7-3 a,b,c</p> <p>Mitigation Measure 3.7-3a: (see Mitigation Measure 3.7-2b)</p> <p>Mitigation Measure 3.7-3b: (see Mitigation Measure 3.7-1e)</p> <p>Mitigation Measure 3.7-3c:</p> <p>Protect and avoid preserved/avoided wetland features and open space areas during construction. This mitigation measure applies to Impact 3.7-3.</p> <p>To avoid impacts to the preserved wetland habitat and open space areas of the</p>	<p>Project Applicant</p>	<p>Prior to commencement of grading or construction activities.</p>	

Impact	Mitigation Measure	Party Responsible for Implementation	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>project, orange construction fencing will be installed around the perimeter of the preserve to provide a minimum 40-foot buffer around these protected features. The orange construction fencing will remain in place until construction related impacts are no longer present and all disturbed project soils have been stabilized. In addition, silt fencing will be installed along with straw wattles around the inside perimeter of the construction fencing during the wet season (October through April) to prevent sediment movement associated with storm water and erosion into these areas. Entrenching the silt fencing, as is recommended to provide maximum protection from sediment intrusion, could potentially impact the open space preserve area. To avoid soil impacts to the preserve boundary area the silt fencing will not be entrenched, but stabilized along the interface with the soil horizon with straw wattles secured with wooden stakes. All construction fencing, silt fencing, and straw wattles will be inspected regularly and maintained/replaced as needed to provide protection.</p> <p>(Draft EIR Section 3.7)</p>			Quality Control Board
Proposed Project would conflict with Tree Preservation Policy or ordinance.	<p>Mitigation Measure 3.7-5 (see Mitigation Measure 3.7-2a) (Draft EIR Section 3.7)</p>	Project Applicant	Prior to commencement of grading and construction activities.	Placer County, Placer County Planning Department
Cultural Resources	<p>Mitigation Measure 3.8-1</p> <p>Mitigation for inadvertently discovered archaeological resources. This mitigation measure applies to Impact 3.8-1. If human remains are encountered during the course of project activities, all work in that area shall halt and the County coroner and Native American Heritage Commission shall be notified immediately. In addition, a qualified professional archaeologist shall be notified immediately in order to assess the resource value as soon as possible, and develop measures to avoid, minimize or mitigate adverse effects</p>	Project Applicant and Construction Contractors	During project grading and construction. Include general notes on improvement plans.	County of Placer, Placer County Planning Department, Placer County Department of Museums, County Coroner (if necessary) and

Impact	Mitigation Measure	Party Responsible for Implementation	Timeframe for Implementation	Party Responsible for Verifying Compliance
to such properties.	<p>If archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately within 60 feet of the area and a SOPA-certified (Society of Professional Archaeologists) and/or Register of Professional Archaeologist retained to evaluate the deposits. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).</p> <p>If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.</p> <p>Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.</p> <p>(Draft EIR Section 3.8)</p>	Native American heritage Commission (if necessary)		
Substantial adverse change in the significance of a historic resource.	<p>Mitigation Measure 3.8-2</p> <p>Mitigation for inadvertently discovered historical resources. This mitigation measure applies to Impact 3.8-2.</p> <p>All project personnel shall be informed about potential archaeological or historical resources and procedures to follow if a discovery is made. Historic resources that may be identified, but are not limited to house foundations, wells, privies, machine or hand solder cans, and colored bottle glass fragments. All of the resources both prehistoric and historic are considered significant until determined otherwise.</p> <p>Prior to the start of any grading, construction crews shall be trained in the</p>	Project Applicant and Construction Contractors	<p>Prior to project grading and construction.</p> <p>Include general notes on improvement plans.</p>	County of Placer, Placer County Planning Department, Placer County Department of Museums

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>identification of archaeological resources prior to commencing ground-disturbing activities. This training shall include: (1) proper identification of archaeological deposits; (2) the procedures to be followed in the event of such a discovery; (3) an understanding of the importance of protecting cultural resources; and (4) an overview of applicable laws, statutes and ordinances. Training will be conducted by a SOPA-certified archaeologist in person, and written materials will be provided to each trained crew member, who will be required to sign that he or she has received the training, understands it, and agrees to abide by it.</p> <p>(Draft EIR Section 3.8)</p>			<p>County of Placer, Placer County Planning Department</p>
Damage to inadvertently exposed paleontological resources during construction.	<p>Mitigation Measure 3.8-3 Retain a qualified professional paleontologist to inspect project weekly during grading activities and salvage fossils as necessary. This mitigation measure applies to Impact 3.8-3.</p> <p>Prior to submittal of any grading or Improvement Plan, the applicant shall provide written evidence to the Planning Department that a qualified paleontologist has been retained to observe grading activities on a weekly basis during all grading activities, to salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Department.</p> <p>The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of</p>	<p>Project Applicant and Paleontologist</p>	<p>Prior to submittal of Grading and Improvement plans and during project grading and construction, with notes included on Improvement plans.</p>	

Impact	Mitigation Measure	Party Responsible for Implementation	Timeframe for Implementation Party Responsible for Verifying Compliance
public education and interpretive displays.	These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Department which shall include the period of inspection, an analysis of the fossils found and present repository of fossils. (Draft EIR Section 3.8)		
Topographic alteration resulting from earth grading.	<p>Geology, Soils, and Minerals</p> <p>Mitigation Measure 3.9.2 a,b,c,d,e,f,g</p> <p>Topographic alterations.</p> <p>a. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be</p>	Project Applicant	Prior to Improvement Plan approval. County of Placer, Placer County Department Engineering and Surveying Department, Development Review Committee

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>submitted to the ESD prior to acceptance by the County of site improvements.</p> <p>b. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29), Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and ESD concurs with said recommendation.</p> <p>The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measure shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.</p> <p>Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>If at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</p> <p>c. Submit to ESD, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> A) Road, Pavement, and parking area design B) Structural foundations, including retaining wall design (if applicable) C) Grading practices D) Erosion/winterization E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) F) Slope stability <p>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earth work has been performed in conformity with recommendations contained in the report.</p> <p>d. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from</p>			

Impact	Mitigation Measure	Party Responsible for Implementation	Timeframe for Implementation	Party Responsible for Verifying Compliance
existing dwellings and protected resources in the area.	<p>e. Any proposed subdivision grading beyond that necessary for construction of streets, utilities and drainage improvements (i.e., mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration</p> <p>f. In order to protect site resources, no grading activities of any kind may take place within the 100-year floodplain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as part of this project.</p> <p>g. If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. (Draft EIR Section 3.9)</p>	Project Applicant	Prior to Improvement Plan approval.	County of Placer, Placer County Engineering and Surveying Department, Development Review Committee
Increased erosion.	<p>Mitigation Measure 3.9-3 a,b,c,d,e,f,g,h,i,j</p> <p>Project design and erosion control measures.</p> <p>a. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.</p> <p>b. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29), Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and ESD concurs with said recommendation.</p> <p>The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measure shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion</p>			

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<p>control where roadside drainage is off of the pavement, to the satisfaction of the ESD.</p> <p>Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>If at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</p> <p>c. Submit to ESD, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> A) Road, Pavement, and parking area design B) Structural foundations, including retaining wall design (if applicable) C) Grading practices D) Erosion/winterization E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) 				

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>F) Slope stability</p> <p>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earth work has been performed in conformity with recommendations contained in the report.</p> <p>d. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.</p> <p>e. Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. “Best Management Practice” (BMP) measures shall be provided to reduce erosion, water quality degradation, and to prevent the discharge of pollutants to storm water to the maximum extent practicable.</p> <p>f. Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board, and shall provide to ESD evidence of a state-issued WIDID number or filing of a Notice of Intent and fees prior to start of construction.</p> <p>g. Any proposed subdivision grading beyond that necessary for construction of streets, utilities and drainage improvements (i.e., mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration</p> <p>h. In order to protect site resources, no grading activities of any kind may take place within the 100-year floodplain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as part of this project.</p> <p>i. If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.</p> <p>j. Water quality treatment facilities (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development/Redevelopment (or other similar source as approved by the ESD). BMPs for the project include, but are not limited to: Silt Fence (SE-1), Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (TC-1), Storm Drain Inlet Protection (SE-10), and revegetation techniques.</p>			

Impact	Mitigation Measure (Draft EIR Section 3.9)	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
Hazards and Hazardous Materials	<p>Mitigation Measure 3.10-2</p> <p>Implementation of a Preliminary Endangerment Assessment in accordance with California DTSC protocols. This mitigation measure applies to impact 3.10-2.</p> <p>To address the potentially significant health and environmental risks associated with the current concentrations of arsenic and lead detected in the soils assessments conducted for the Project Site that are above the most recently developed PRGs, and the trace amounts of chlorinated pesticides (DDT) detected, a Preliminary Endangerment Assessment (PEA) will be conducted in accordance with California DTSC protocols prior to grading plan or improvement plan approval. DTSC will evaluate the PEA as part of the Voluntary Cleanup Agreement and provide additional project specific requirements. These requirements can include contaminated soils removal, encapsulation, deed restrictions on use, or no further action. This will reduce the potentially significant impact from arsenic, lead, and DDT levels present in the project soils to a less than significant level.</p>	Project Applicant	Prior to commencement of grading or other earth-disturbing activities for PEA, prior to Final Map for completion of any DTSC remedial actions.	County of Placer, Placer County Environmental Health Services-Hazardous Materials Section
Storage and accidental release of hazardous materials during construction.	<p>Mitigation Measure 3.10-3a,b</p> <p>Mitigation Measure 3.10-3a:</p> <p>Comply with CDF and Placer County Fire District requirements for temporary storage of combustible-flammable liquids at construction sites. This mitigation measure applies to Impact 3.10-3.</p> <p>Construction activities will involve the use of hazardous materials including fuels, oils, lubricants, paints and paint thinners, glues, and various solvents and cleaners. However, due to the residential nature of the project, the quantities of these materials are expected to be minimal. The Applicant will comply with the requirements provided by CDF and the Placer County Fire</p>	Project Applicant	Prior to and during project grading and construction activities, if any hazardous or flammable materials are stored on-site; or upon accidental release of any	County of Placer, Placer County Environmental Health Services, California Department of Forestry and Fire Protection, Placer County Fire District-Dry Creek Battalion

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
<p>District-Dry Creek Battalion 100 Fire Department for the temporary storage of combustible/flammable liquids for construction sites. These requirements include inspection to verify maintenance of vegetation breaks and identification of emergency shut-off valves and switches. If electrical connections are required to power these facilities, the required permits will be obtained through the Placer County Building Department. During the entire construction phase of the project site, the Applicant is required to have a Storm Water Pollution Prevention Plan (SWPPP) onsite at all times. Within the SWPPP will be measures to control the use of hazardous substances to ensure that not only storm water, but also soils are protected from accidental spills, fires or other damaging incidents.</p> <p>As a precaution to avoid impacts to the environment in the case of accidental release of these materials, the applicant will store all fuel reserve supplies and hazardous materials in a confined area, such as a designated construction staging area, that is designed to retain any liquid materials accidentally released. Any refueling or maintenance activities will be restricted to the staging area as well, and construction vehicles will be inspected daily for leaks. A spill kit that can accommodate the accidental release of stored materials will be kept onsite in the staging area, and be easily accessible in the event of accidental release of hazardous materials. Any transportation, use and storage of any hazardous materials will be in compliance with applicable codes and regulations. These include, but are not limited to, Title 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code. Implementation of this mitigation measure will reduce environmental impacts related to the temporary storage of hazardous liquids on the project site to a less than significant level.</p> <p>Mitigation Measure 3.10-3b:</p> <p>Comply with County and CDF requirements for reporting releases of hazardous materials. This mitigation measure applies to Impact 3.10-3.</p> <p>The Applicant will comply with CDF and Placer County regulations and requirements regarding reporting of releases of hazardous materials. In the</p>				

Impact	Mitigation Measure	Party Responsible for Implementing Timeframe for Implementation Party Responsible for Verifying Compliance
event of accidental release of hazardous materials during construction, the spill will be contained and reported to the Placer County Environmental Health Services and CDF immediately. Any impacted soils would be excavated and disposed of per County requirements. (Draft EIR Section 3.10)		
Increased storm water runoff resulting in local or downstream flooding.	<p>Mitigation Measure 3.11-1 a,b,c,d,e, Implement Mitigation measure 3.9-3e listed in Geology, Soils & Minerals section. This Mitigation Measure also applies to Impact 3.11-1.</p> <p>Mitigation Measure 3.11-1a: Show finished house pad elevations 2' above the 100-year floodplain line (or finished floor 3' above) for Lots 13, 16, 17, 18, 29, 30, 41, 42, 43, 44, 45, 46, 47, 48, 56, 90, 91, 92, 95, and 96 on the Improvement Plans and Informational Sheet filed with the Final Map. Pad elevations shall be certified by the project engineer on “As-Built” plans submitted to the ESD following project construction. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet to the satisfaction of DRC.</p> <p>Mitigation Measure 3.11-1b: Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of ESD. These facilities shall be constructed with subdivision improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the homeowners’ association.</p> <p>Mitigation Measure 3.11-1c: The following off-site drainage facilities shall be evaluated in the drainage report for condition and capacity and shall be upgraded, replaced, or mitigated</p>	<p>County of Placer, Placer County Engineering and Surveying Department, Whisper Creek Homeowners’ Association</p> <p>Prior to Improvement Plan approval.</p> <p>Project Applicant</p>

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
as specified by ESD:	<p>A) Existing culvert crossings on PFE Road (located to the west of the project at APN 023-260-033 and the east side of the project, nearest Cook-Riolo Rd.)</p> <p>B) Existing downstream drainage facilities</p> <p>Mitigation Measure 3.11-1d:</p> <p>This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the “Dry Creek Watershed Interim Drainage Improvement Ordinance” (Ref. Article 15.32, formerly Chapter 4, subchapter 20, Placer County Code). The current estimated development fee is \$200 per single-family residence, payable to ESD prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs.</p> <p>Mitigation Measure 3.11-1e:</p> <p>This project is subject to payment of annual drainage improvement and flood control fees pursuant to the “Dry Creek Watershed Interim Drainage Improvement Ordinance” (Ref. Article 15.32, formerly Chapter 4, subchapter 20, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$35 per single-family residence.</p> <p>(Draft EIR Section 3.11)</p>	Project Applicant	Prior to Building Permit Issuance	Placer County Engineering and Surveying Department
Water Quality impacts related to storm water runoff.	<p>Mitigation Measure 3.11-2 a,b,c,d</p> <p>Mitigation Measure 3.11-2a:</p> <p>Water quality “Best Management Practices” (BMPs) shall be applied according to guidance of the California Stormwater Quality Association (CASQA) Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, or for Industrial and</p>	Project Applicant	Prior to Improvement Plan and Final Map approval. (source control “d”, second bullet point, for	County of Placer, Placer County Engineering and Surveying Department, Regional Water Quality Control

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	<p>Commercial (or other similar sources as approved by the ESD). BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. BMPs for the project include, but are not limited to: Vortex Separators (MP-51), Vegetated Swale (TC-30) and rock outfall protection. All BMPs shall be maintained as required to insure effectiveness. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request.</p> <p>Mitigation Measure 3.11-2b:</p> <p>Storm drainage from on and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catchbasins, vaults, filters, etc. for entrapment of sediment, debris and oils/greases as approved by ESD. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catchbasin cleaning program shall be provided to ESD upon request. Failure to do so will be grounds for discretionary Permit revocation. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>Mitigation Measure 3.11-2c:</p> <p>This project is located within the area covered by Placer County's municipal storm water quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water</p>	providing Stormwater educational materials will occur at time of each home purchase)	Board, Whisper Creek Homeowners' Association

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<p>runoff in accordance with “Attachment 4” of Placer County’s NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).</p> <p>Mitigation Measure 3.11-2d:</p> <p>The following source controls shall be made part of the project:</p> <ul style="list-style-type: none"> • All storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as “No Dumping! Flows to Creek” or other language as approved by the ESD and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping shall be posted at public access points along channels and creeks within the project area. The Homeowners’ Association is responsible for maintaining the legibility of stamped messages and signs. • Applicant or Homeowners’ Association shall distribute printed educational materials highlighting information regarding the stormwater facilities/BMPs, recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. Copies of this information shall be included in the Development Notebook. <p>(Draft EIR Section 3.11)</p>				
<p>Public Services and Utilities</p> <p>Increased demand for treated surface water.</p>	<p>Mitigation Measure 3.12-1</p> <p>Provide water pipeline improvements. This mitigation measure applies to Impact 3.12-1.</p> <p>The Applicant proposes to design and construct a 16-inch and a 24-inch off</p>	Project Applicant.	At time of construction of water supply pipeline.	County of Placer, Placer County Water Agency

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	<p>site water supply pipeline in accordance with PCWA standards. These standards specify acceptable pipe materials and joint types and require that all treated water pipelines are pressure tested for leakage and breakage at 150 PSI or 150 percent of line pressure, whichever is higher, assuring that there can be no ‘loose joints’ in these lines. Air Vacuum Release Valves are required to be installed at high points in pipelines to automatically expel air from the pipeline and should a loss of pressure occur to automatically let air back into the pipeline so that negative pressures do not occur. This mitigation measure would reduce the impact to a less-than-significant level.</p> <p>(Draft EIR Section 3.12)</p>		<p>Prior to Improvement Plan approval</p>	<p>County of Placer, Placer County Department of Facility Services, Engineering and Surveying Department</p>
Increased demand for additional conveyance capacity for wastewater.	<p>Mitigation Measure 3.12-2</p> <p>Mitigation Measure 3.12-2: Design off site sewer pipeline per Placer County requirements. This mitigation measure applies to impact 3.12-2.</p> <p>The Applicant is responsible for designing and constructing portions of the off site sewer in accordance with design standards set forth by Placer County, including standards in the Placer County Land Development Manual. This mitigation measure would reduce potential impacts related to wastewater conveyance to less than significant.</p> <p>(Draft EIR Section 3.12)</p>	<p>Project Applicant</p>		
Increased need for public school capacity.	<p>Mitigation Measure 3.12-9</p> <p>Pay statutory fees to existing school district(s). This mitigation measure applies to Impact 3.12-9.</p> <p>The Applicant will pay its pro-rata share of statutory school fees to support upgrade of existing facilities or new facilities to serve the proposed project.</p> <p>(Draft EIR Section 3.12)</p>	<p>Project Applicant</p>	<p>Prior to issuance of Building Permits.</p>	<p>County of Placer, Placer County Building Department</p>
Increased demand for Vector Control	<p>Mitigation Measure 3.12-13</p> <p>Establish a Vector Prevention and Control Program. The applicant shall submit a Vector Prevention and Control Program for the project. This</p>	<p>Project Applicant</p>	<p>Prior to Improvement Plan approval.</p>	<p>County of Placer, Environmental Health Services,</p>

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	<p>program shall be coordinated with and reviewed by the Placer County Mosquito Abatement District. This plan shall include applicable prevention and control measures, and address both existing and created (e.g. storm drainage features) vector habitat. Responsible parties for implementation and on-going maintenance shall be identified. Coordination with additional agencies with jurisdiction over preserved wetland features (e.g. U.S. Army Corps of Engineers, RWQCB) may be required. This program must be approved by Placer County Environmental Health Services as part of improvement plan approval.</p> <p>(Draft EIR Section 3.12)</p>			Placer County Mosquito Abatement District
	<p>Cumulative Impacts</p> <p>Long-term emissions of ROG, NOx, PM₁₀, and other criteria pollutants.</p>	<p>Mitigation Measure 4.3-1</p> <ol style="list-style-type: none"> Only natural gas/propane fired, fireplace appliances are allowed. The project shall implement an offsite mitigation program, coordinated through the Placer County Air Pollution Control District, to offset the project's long-term ozone precursor and PM10 emissions. The applicant's mitigation program must be approved by the Placer County Air Pollution Control District. In lieu of this project implementing its own offsite mitigation program, the applicant can choose to pay an equivalent amount of money into the PCAPCD's Offsite Mitigation Program. The District provides monetary incentives to sources of air pollutant emissions within the projects general vicinities that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The off-site mitigation program has been implemented by a number of projects in Placer County and is considered a feasible mitigation measure for this project to implement. HVAC units shall be equipped with PremAir (or other manufacturer) catalyst system if available and economically feasible at the time building permits are issued. The PremAir catalyst can convert up to 70% of ground level ozone that passes over the condenser coils into oxygen. The PremAir 	<p>Prior to recording of Final Map, during construction of residential development.</p>	County of Placer, Placer County Air Pollution Control District, Placer County Building Department Project Applicant, Placer County Air Pollution Control District

Impact	Mitigation Measure	Party Responsible for Implementation	Timeframe for Implementation	Party Responsible for Verifying Compliance
system is considered feasible if the additional cost is less than 10 percent of the base HVAC system.	4. Open burning shall be prohibited through CC&Rs on all lots. (Draft EIR Section 4.3)			
Long-term impacts to area traffic.	Mitigation Measure 4.3-2 The project will be subject to the payment of traffic impact fees that are in effect in the Dry Creek Fee District, pursuant to applicable Ordinances and Resolutions. Traffic mitigation fee(s) will be required and shall be paid to the Placer County Department of Public Works prior to issuance of any Building Permits for the project: (Draft EIR Section 4.3)	Project Applicant	Prior to Building Permit Issuance.	County of Placer, Placer County Engineering and Surveying Department